

TEXAS TRANSPORTATION COMMISSION

WILLIAMSON County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In Round Rock, Williamson County, on I-35, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 422, at Page 581, Deed Records of Williamson County, Texas and in Cabinet S, Slides 181-182, Plat Records of Williamson County, Texas.

A portion of the land, described in Exhibit A (the tract), is no longer needed for a state highway purpose.


In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Broadstone RCS Texas, LLC is an abutting landowner and has requested to purchase the tract for \$180,516.

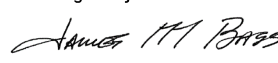
The commission finds \$180,516 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Broadstone RCS Texas, LLC for \$180,516; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC...
Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629BA547D4BD...
Executive Director

115761 May 28 2020

Minute	Date
Number	Passed

EXHIBIT "A"

CURVE DATA TABLE				
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	25.00'	N 46°36'57" E	33.63'	36.89'
[C1]	[25.00']	[N 46°51'27" E]	[33.62']	[36.88']
C2	4486.39'	S 01°36'01" W	44.01'	44.01'
C3	52.64'	S 04°17'51" W	9.90'	9.91'
C4	1333.24'	N 80°55'28" W	44.80'	44.80'
[C4]	[1333.24']	[N 80°46'25" W]	[44.80']	[44.80']

LEGEND	
●	1/2" (IRF) IRON ROD FOUND
△	CALCULATED POINT
■	FOUND CONCRETE MONUMENT
○	1/2" (IRS) IRON ROD SET "ATS ENGINEERS"
⊗	"X" SET INSCRIBED IN CONCRETE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY TEXAS
TxDOT	TEXAS DEPARTMENT OF TRANSPORTATION
CM	CONTROL MONUMENT
()	RECORD INFORMATION CAB. N, SLD. 272
[]	RECORD INFORMATION CAB. S, SLD. 181

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N 04°25'38" E	70.06'
(L1)	[S 04°20'20" W]	[70.12']
L2	S 04°25'38" W	31.65'
(L2)	(S 04°44'09" W)	(30.97')
L3	S 88°57'51" W	22.71'
L4	N 04°25'38" E	22.74'

Reference: 2400 IH 35 N, Round Rock, Texas
Address:

0.691 ACRE OR 30,086 SQUARE FEET, MORE OR LESS, OUT OF THE DAVID CURRY SURVEY ABSTRACT NO. 130, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF U.S. INTERREGIONAL HIGHWAY 35 (IH 35), A VARIABLE WIDTH RIGHT-OF-WAY, AND A PORTION OF THAT CERTAIN (14.932 ACRE) TRACT CONVEYED TO THE STATE OF TEXAS DESCRIBED AS "TRACT NO. 2" BY RIGHT-OF-WAY DEED AS RECORDED IN VOL. 422, PG. 581, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THE R.O.W. DEDICATED PER THE FINAL PLAT OF RUDY'S SUBDIVISION (A REPLAT OF LOT 3, BLOCK A, ENCINO PLAZA), A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT AS RECORDED IN CABINET S, SLIDES 181-182, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

Notes:

- 1) This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances or other circumstances affecting the title to the property shown hereon.
- 2) The bearings shown hereon are based on RUDY'S SUBDIVISION, according to the map or plat as recorded in Cab. S, Slides 181-182, Plat Records, Williamson County, Texas and ENCINO PLAZA, as recorded in Cab. N, Slides 272-273, Plat Records, Williamson County, Texas.

SURVEYED:

Paul Utterback, RPLS No. 5738

Client: K & N Management

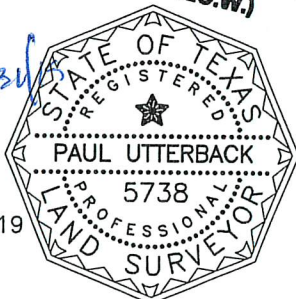
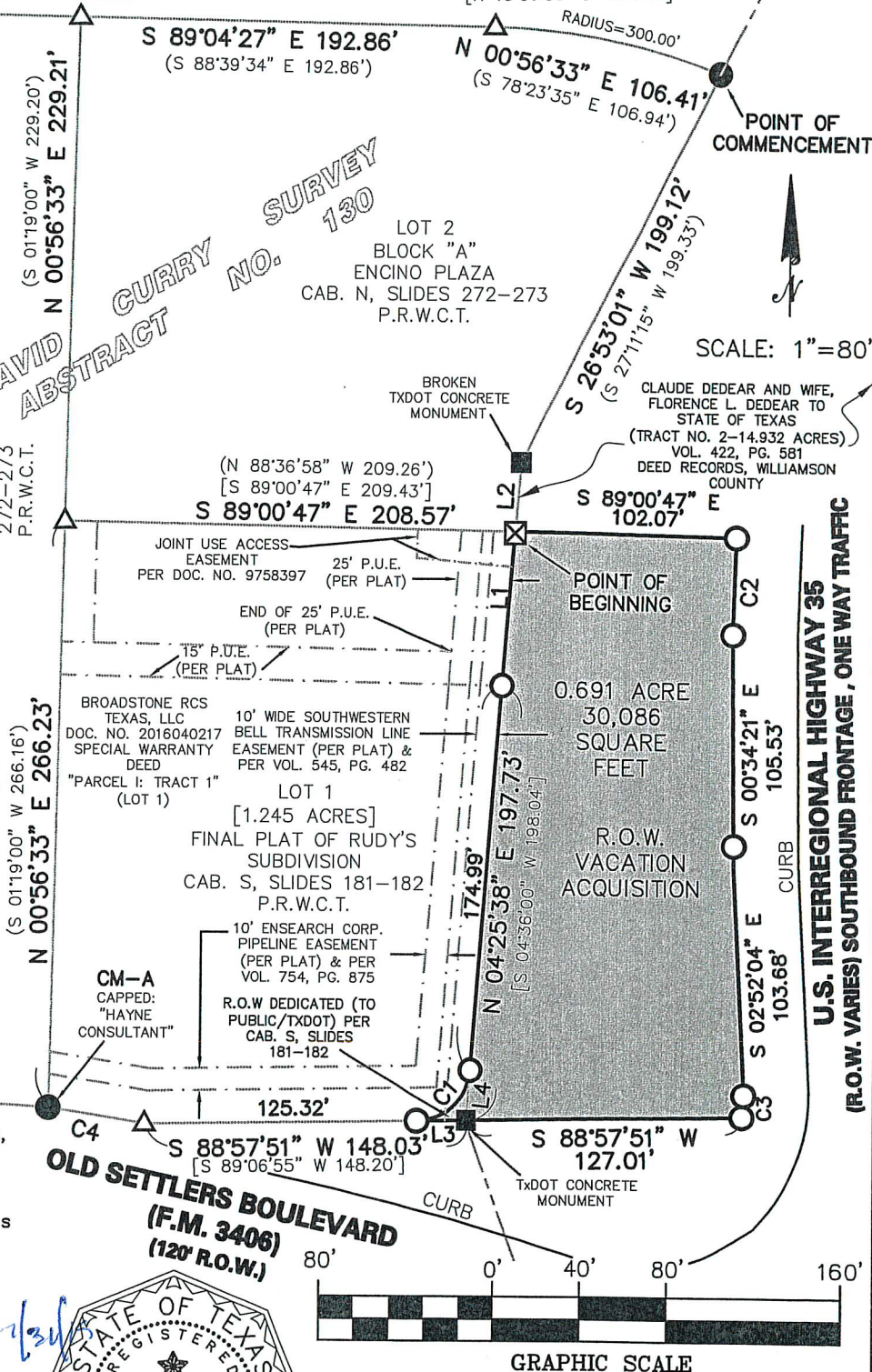
Date of Field Work: 4/2/19, 4/4/19 & 4/26/2019

Field: ECarlson

Tech: CCarter/MBolton/CRHenderson

Date Drawn: 4/5/19, 4/8/19, 4/24/19, 4/26/19 Revised: 7/30/19

Path: Projects\BULK\M-R\OldSettlersBlvdW\Production\DWgs\OldSettlerBlvdW-190405.dwg



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TBPLS FIRM REG. #10126000

4910 West Hwy 290
AUSTIN, TEXAS 78735

Engineers
Inspectors
& Surveyors

(512) 328-8985
FAX: (512) 328-8986

**FIELD NOTES
TO ACCOMPANY EXHIBIT**

BEING 0.691 ACRE OR 30,086 SQUARE FEET, MORE OR LESS, OUT OF THE DAVID CURRY SURVEY ABSTRACT NO. 130, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF U.S. INTERREGIONAL HIGHWAY 35 (IH 35), A VARIABLE WIDTH RIGHT-OF-WAY, AND A PORTION OF THAT CERTAIN (14.932 ACRE) TRACT CONVEYED TO THE STATE OF TEXAS DESCRIBED AS "TRACT NO. 2" BY RIGHT-OF-WAY DEED AS RECORDED IN VOL. 422, PG. 581, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THE R.O.W. DEDICATED PER THE FINAL PLAT OF RUDY'S SUDIVISION (A REPLAT OF LOT 3, BLOCK A, ENCINO PLAZA), A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT AS RECORDED IN CABINET S, SLIDES 181-182, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found at the intersection of the south right-of-way line of Wolle Lane, a variable width right-of-way, with the west right-of-way line of U.S. Interregional Highway 35 (IH 35), same being in the west line of the said State of Texas "Tract No. 2", for the Northeast corner of Lot 2, Block A, Encino Plaza, according to the map or plat as recorded in Cabinet N, Slides 272-273, Plat Records, Williamson County, Texas;

THENCE: along the west right-of-way line of IH 35, and the east line of said Lot 2, Block A, the following two (2) courses:

- 1) S 26°53'01" W 199.12 feet to a broken TXDot Concrete monument, at an angle point of the said State of Texas "Tract No. 2";
- 2) S 04°25'38" W 31.65 feet to an "X" set inscribed in concrete point for the Southeast corner of said Lot 2, Block A, same being the Northeast corner of said Lot 1, Rudy's Subdivision, for the Northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE: over and across the IH35 right-of-way, the following six (6) courses:

- 1) S 89°00'47" E 102.07 feet to a ½" iron rod with a yellow plastic cap stamped "ATS Engineers" set for the Northeast corner of the herein described tract;
- 2) Along a curve to the left, the radius of which is 4486.39 feet, the arc distance of which is 44.01 feet, and the chord bears S 01°36'01" W 44.01 feet, to ½" iron rod with a yellow plastic cap stamped "ATS Engineers" set;
- 3) S 00°34'21" E 105.53 feet to a ½" iron rod with a yellow plastic cap stamped "ATS Engineers" set;
- 4) S 02°52'04" E 103.68 feet to a ½" iron rod with a yellow plastic cap stamped "ATS Engineers" set for a point of curvature;
- 5) Along a curve to the right, the radius of which is 52.64 feet, the arc distance of which is 9.91 feet, and the chord bears S 04°17'51" W 9.90 feet to a ½" iron rod with a yellow plastic cap stamped "ATS Engineers" set for the Southeast corner of the herein described tract;
- 6) S 88°57'51" W 127.01 feet to a TXDot Concrete monument found for the Southeast corner of an area dedicated for R.O.W. purposes per the recorded plat of said Rudy's Subdivision, at an angle point in the west line of the said State of Texas "Tract No. 2", for a point on line of the herein described tract, from which a ½" iron rod found

capped 'Hayne Consultant', in the curving north right-of-way line of Old Settlers Boulevard, (also known as F.M. 3406), a 120 foot wide right-of-way, at the Southeast corner of Lot 1, Block A, Encino Plaza, same being the Southwest corner of said Lot 1, Final Plat of Rudy's Subdivision bears: S 88°57'51" W 148.03 feet and N 80°55'28" W 44.80 feet along the chord of a curve bearing to the left whose radius is 1333.24 feet;

THENCE: S 88°57'51" W 22.71 feet, along the formerly dedicated right-of-way (per Final Plat of Rudy's Subdivision), to a ½" iron rod with a yellow plastic cap stamped "ATS Engineers" set for the most Southerly Southeast corner of said Lot 1, Rudy's Subdivision, for the Southwest corner of the herein described tract;

THENCE: along the existing west right-of-way line of IH 35, along a curve to the left, the radius of which is 25.00 feet, the arc distance of which is 36.89 feet, and the chord of which bears N 46°36'57" E 33.63 feet to a ½" iron rod with a yellow plastic cap stamped "ATS Engineers" set, for the most Northerly corner of the area dedicated for right-of-way purposes per the plat of said Rudy's Subdivision, for an angle point of the herein described tract;

THENCE: along the existing west right-of-way line of IH 35 and west line of the said State of Texas "Tract No. 2", and the east line of said Lot 1, Rudy's Subdivision, the following two (2) courses:

- 1) N 04°25'38" E 174.99 feet to a ½" iron rod with a yellow plastic cap stamped "ATS Engineers" set;
- 2) N 04°25'38" E 70.06 feet to the **POINT OF BEGINNING**, containing 0.691 Acre or 30,086 Square feet of land, more or less.

Bearings cited hereon are based on RUDY'S SUBDIVISION, according to the map or plat as recorded as Cabinet S, Slides 181-182, Plat Records, Williamson County, Texas, and ENCINO PLAZA, as recorded in Cabinet N, Slides 272-273, Plat Records, Williamson County, Texas.

Paul Utterback
Registered Professional Land Surveyor No. 5738
April 26, 2019, Revised: July 30, 2019

